

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents: We, Gaynelle Mae Bates and Virginia Bates Kentera, Individually and as Executrices of the Estate of Robert D. Bates, deceased, William T. Bates, J. K. Bates, and Corinne T. Bates, individually and as Trustee, in the State aforesaid,

in consideration of the sum of Fifteen Hundred and no/100 (\$1500.00) - - - - - DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said J. A. Carson, his heirs and assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, in the City of Greenville, and being known and designated as Lots 93 and 94 of Block "C" as shown on a plat of University Heights recorded in Plat Book "BB" at page 21, and being more particularly described, according to said plat, as follows, to-wit:

BEGINNING at an iron pin in the Southwest side of Corinne Drive, at the joint front corner of Lots 92 and 93 of Block C, and running thence with the joint line of said lots, S. 58-47 W. 216 feet to an iron pin in line of Lot 40; thence with line of Lots 40 and 41, S. 31-16 E. 200.1 feet to an iron pin, rear corner of Lot 95; thence with the line of said lot, N. 58-47 E. 215.7 feet to an iron pin in the Southwest side of Corinne Drive; thence with said Drive, N. 31-13 W. 200 feet to the point of beginning.

This property is conveyed subject to the following restrictions:

- 1. This property shall be used for residential purposes only.
2. No house shall be constructed on said premises costing less than \$10,000.00.
3. The lot described above shall not be recut or resubdivided.
4. Any construction on this lot shall be set back a total of 50 feet from the front lot lines.



TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hands and seal s this 9th day of March in the year of our Lord One Thousand Nine Hundred and Fifty-Four.

Signed, Sealed and Delivered in the Presence of Gaynelle Mae Bates (Seal), Virginia Bates Kentera (Seal), William T. Bates (Seal), J. K. Bates (Seal), Corinne T. Bates (Seal), Margaret M. Spink, and C. C. Britano.

STATE OF SOUTH CAROLINA, Santa Clara Greenville County } Personally appeared before me C. C. Britano

and made oath that he saw the within named grantor(s) as Executrices of the Estate of Robert D. Bates, sign, seal and a s their act and deed deliver the within written deed, and that he, with Margaret M. Spink witnessed the execution thereof.

Sworn to before me this 15th day of March, A. D. 1954. Sara D. Soule (Seal) Notary Public for South Carolina

STATE OF SOUTH CAROLINA, Greenville County } I, E. M. Blythe, Jr., Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named William T. Bates and J. K. Bates, did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto J. A. Carson, his Heirs and Assigns, all her interest and estate, and also her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 9th day of March, A. D. 1954. E. M. Blythe, Jr. (Seal) Notary Public for South Carolina

Walter S. Bates, Alice T. Bates